

RESOLUTION

ASSIGNING TO THE CHIEF PLANNING OFFICER AND THE PLANNING COMMISSION A PROPOSAL TO DOWN DESIGNATE CERTAIN PREVIOUSLY APPROVED HOUSING PROPOSALS.

WHEREAS, Section 5-410.3, Revised Charter of the City and County of Honolulu 1973 (RCH), as amended, requires that public improvement projects, and subdivision and zoning ordinances shall be consistent with the development plan for that area; and

WHEREAS, Section 24-1.2 (g), Revised Ordinances of Honolulu 1990, as amended, requires that zoning and other land use development approvals must be consistent with the development plans and Population Objective C of the General Plan; and

WHEREAS, the approved population capacity of some of the development plan areas exceeds or nearly exceeds the residential population distribution for the year 2010 island-wide population as set forth in Objective C of the General Plan; and

WHEREAS, the Council has approved a number of land use map amendments to enable residential land development with an understanding that those developments would provide more housing for the residents of Oahu; and

WHEREAS, in Ordinance 94-26, the Council set forth a requirement for the Chief Planning Officer to provide information concerning large projects which have previously received a land use map amendment for residential development; and

WHEREAS, in the Development Plan Annual Report Fiscal Year 1994, the Chief Planning Officer indicated that there are certain residentially designated lands for which there has been very little progress toward the actual construction and delivery of housing; and

WHEREAS, the Council has a strong public interest in reviewing some of its previously approved development plan designations which involve residential land development, to determine whether those lands or any portion thereof should be down-designated to enable the approval of other residential projects that could deliver housing in a more timely and expeditious manner while still remaining within the General Plan's Population Guidelines for the various Development Plan areas; now, therefore,

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that the Chief Planning Officer and the Planning Commission, pursuant to Sections 5-410 and 5-411 of the RCH; and Chapter 24, Article 1, ROH, review and process, in the 1996 Annual Amendment Review, the redesignation to a less intensive land use category all lands that have previously received an approved development plan land use map amendment which involved the development of residential housing for which the owner and/or the developer has failed to file and pursue either: 1) an application to rezone those lands to the appropriate zoning district classification or 2) any other relevant land use permit application, such as a subdivision, grading, or building permit application, within the 5 years immediately preceding the adoption of this resolution, and then to transmit the required reports and recommendations thereon to the City Council for its consideration provided that such review and processing shall not be necessary with respect to any project that has been completed or for which a development plan amendment was received within 18 months prior to the adoption of this resolution; and

BE IT FURTHER RESOLVED that the appropriate development plan land use category for the processing of the down designation of each of the eligible lands as identified above shall be determined by applying one of the following criteria, whichever is first applicable, selecting in descending order of consideration as follows:

- a. Preservation--for those projects lying contiguous with preservation lands.
- b. Agriculture--for those lands with a high agricultural soils productivity rating, i.e., A or B.
- c. Less intensive designations which match similar abutting land use designations and for which adequate infrastructure to support the proposed land use presently exists.
- d. The original land use classification prior to the granting of any land use map amendment.

BE IT FURTHER RESOLVED that the Council does hereby request that the Chief Planning Officer assist the Council in gathering and preparing the necessary documentation sufficient to satisfy the usual requirements for the commencement of processing as provided by Section 24-1.13(c)(2) of the ROH; and

RESOLUTION

BE IT FURTHER RESOLVED that the Council requests that the Chief Planning Officer report to the Council on the following, by December 1, 1995:

- a. The location and project name for all lands subject to redesignation pursuant to this resolution; and
- b. The existing development plan land use category for each such project and the proposed development plan land use category applicable given the Council's criteria as delineated above;

and

BE IT FURTHER RESOLVED that if the Chief Planning Officer submits any alternative proposals to the Planning Commission, that the Planning Commission is hereby requested to conduct a public hearing on both versions and to make separate recommendations on the Council's proposal and on any administration-proposed alternative; and

RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to the Chief Planning Officer and the Planning Commission upon its approval.

INTRODUCED BY:

Donna Mercado Kim

Mufi Hannemann

Councilmembers

DATE OF INTRODUCTION:

July 24, 1995

Honolulu, Hawaii

(OCS/101795/pn)

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CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL OF THE CITY AND COUNTY OF HONOLULU on the date and by the vote indicated to the right.

TEST:


GENEVIEVE G. WONG
CITY CLERK


JOHN DeSOTO
CHAIR AND PRESIDING OFFICER

11/3/95

ADOPTED MEETING HELD			
11/3/95			
	AYE	NO	A/E
BAINUM			
FELIX		X	
HANNEMANN			
HOLMES			
KIM			
MANSHO		X	
MIRIKITANI		X	
YOSHIMURA		X	
DeSOTO			
5 4 0			

Reference

Report No. EDP/Z-576

Resolution No.

95-270
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